

Legal Description:

PARCEL A: 711 E. YALE AVENUE

A PARCEL OF LAND LOCATED IN THE SW1/4 SW1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SW1/4 SW1/4 AND THE NORTH LINE OF YALE AVENUE, WHICH POINT IS 30.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SW1/4 SW1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 335.0 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF YALE AVENUE, A DISTANCE OF 648.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SW1/4 SW1/4, A DISTANCE OF 335.0 FEET TO A POINT ON THE NORTH LINE OF YALE AVENUE; THENCE WEST, ALONG THE NORTH LINE OF YALE AVENUE, A DISTANCE OF 648.0 FEET TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B: 2525 S. DOWNING STREET REAR

A STRIP OF LAND 25 FEET WIDE AND 190 FEET LONG LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 BEARS SOUTH 365 FEET, SAID POINT BEING A COMMON CORNER OF THE PROPERTY OWNED BY PORTER MEMORIAL HOSPITAL AND THE PROPERTY OF THE SEVENTH DAY ADVENTIST ASSOCIATION OF COLORADO AND THE TRUE POINT OF BEGINNING; THENCE EAST ALONG THE NORTH PROPERTY LINE OF THE PROPERTY BELONGING TO THE SEVENTH DAY ADVENTIST ASSOCIATION OF COLORADO (SEE DEED RECORDED ON DECEMBER 14, 1961 IN BOOK 8777 AT PAGE 320 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER) A DISTANCE OF 190 FEET TO A POINT; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4 A DISTANCE OF 25 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF THE PROPERTY HEREBY CONVEYED A DISTANCE OF 190 FEET TO A POINT ON THE WEST LINE OF THE SAID SW 1/4 OF THE SW 1/4; THENCE SOUTH ALONG THE WEST LINE OF THE SAID SW 1/4 OF THE SW 1/4 TO THE TRUE POINT OF BEGINNING. CITY AND COUNTY OF DENVER, STATE OF COLORADO.